

Land Development Regulations  
Chapter 3-9. Zoning  
Article II. Districts Regulations

Sec. 3-9-33. RSF

**Sec. 3-9-33. Residential Single-family (RSF)**

(a) *Intent.* The purpose and intent of these districts is to provide for single-family residential dwellings and other uses normally associated therewith. Among RSF-2, RSF-3.5 and RSF-5 districts, there are variations in requirements for lot area, width, and certain yards.

(b) *Permitted Uses and Structures (P):*

- (1) Assisted living facility or day care center, adult, six or less. (See Sec. 3-9-62. Adult Congregate Living Facilities)
- (2) Emergency services.
- (3) Manufactured home (DCA), minimum requirement is 150 miles per hour exposure C.
- (4) Minor Home Occupation. (see Sec. 3-9-75. Home Occupations)
- (5) Model home. (see Sec. 3-9-79. Model Homes)
- (6) Noncommercial boat docks.
- (7) Park, public or not-for-profit.
- (8) Single-family detached. Detached single-family homes may or may not have a guest suite that is structurally attached with or without cooking facilities.
- (9) Telecommunications facility, 50 feet or less in height. (see Sec. 3-9-69. Communication Towers)

(c) *Permitted Accessory Uses and Structures:* Uses and structures which are customarily accessory and clearly incidental to permitted and conditional uses and structures are permitted in this district.

- (1) Boat lifts.
- (2) Carports, garages, and storage structures.
  - a. Detached accessory structures greater than 250 square feet in area shall be compatible in appearance with the primary residence, at a minimum, materials and color shall be compatible with the primary residence.
  - b. The total area of all detached accessory structures shall not exceed 10% of the parcel size or 1,000 square feet, whichever is greater.
  - c. Detached accessory structures shall be located behind the leading edge of the living area of the residence except carports and garages, but must maintain required setbacks.
  - d. Construction trailers and cargo containers are prohibited.
- (3) Fences or walls which may be permitted prior to the principal uses and structures.
- (4) Guest suite, detached, consisting of living and sanitary facilities only. Cooking facilities shall not be permitted in a detached guest suite. It must meet all applicable development standards set forth in the zoning district.
- (5) Keeping of pets, excluding animal breeding, boarding, and training.
- (6) Noncommercial boat docks and boat ramps.

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(7) Swimming pools, tennis courts, or other similar noncommercial recreational uses and structures.

(d) *Conditional Uses and Structures (C)*: (For rules and regulations for any use designated as Conditional Use or Structure, see Sec.3-9-70. Conditional Uses and Structures)

(1) Bed and breakfast, 1 or 2 bedrooms.

(2) Clubhouse.

(3) Cluster housing (see Sec. 3-9-68 Cluster Housing)

(4) Guest home.

(5) Subdivided lots with 50 foot wide frontage and 5,000 square foot.

(e) *Prohibited Uses and Structures*: Any use or structure not expressly or by reasonable implication permitted herein or permitted by Special Exception, including but not limited to mobile homes, commercial parking lots and private clubs not otherwise permitted, or permitted by Special Exception, shall be unlawful in this district.

(f) *Special Exceptions (S)*: (For procedure see Sec. 3-9-6.2. Special Exceptions)

(1) All conditional uses and structures that cannot meet all conditions set forth in this Code.

(2) Assisted living facility or day care center, adult, seven or more. (See Sec. 3-9-62. Adult Congregate Living Facilities)

(3) Bed and breakfast, 3 or more bedrooms.

(4) Cemetery, mausoleum.

(5) Community garden.

(6) Day care center, child.

(7) Elementary, middle, or high school.

(8) Essential services. (See Sec. 3-9-72. Essential Services)

(9) Government uses and facilities.

(10) Major Home Occupation. (see Sec. 3-9-75. Home Occupations)

(11) Place of Worship. (see Sec. 3-9-83. Places of Worship)

(12) Private clubs.

(13) Telecommunications facility, greater than 50 feet in height. (see Sec. 3-9-69. Communication Towers)

(14) University or college.

(15) Yacht clubs, country clubs, and other recreational amenities, including but not limited to tennis courts, basketball courts, and golf courses located on a separate parcel.

(16) Such other uses as determined by the Zoning Official or his/her designee to be:

a. Appropriate by reasonable implication and intent of the district.

b. Similar to another use either explicitly permitted in that district or allowed by Special Exception.

c. Not specifically prohibited in that district.

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The BZA shall review a favorable determination of the Zoning Official under this provision at the time the Special Exception application is presented to it. An unfavorable determination of the Zoning Official or his/her designee shall be appealable pursuant to Sec. 3-9-6. Board of Zoning Appeals.

(g) *Development Standards:*

	RSF-2	RSF-3.5	RSF-5
<b>Lot (min.)</b>			
Area (sq. ft.)	20,000	10,000	7,500
Width (ft.)	100	80	70
<b>Setbacks (min. ft)</b>			
Front	25	25	25
Side (interior)	15	7.5	7.5
Side (street)	20	15	15
Rear (interior)	20	20	20
Rear (interior) for All accessory structures	10	10	10
Rear (street)	25	25	25
Abutting greenbelt	15	15	15
All accessory structures abutting greenbelt	10	10	10
Abutting water	20	20	20
<b>Bulk (max.)</b>			
Lot coverage of All Buildings	40%	40%	40%
Height (ft.)	38	38	38
Density (units/acre)	2	3.5	5

Where properties lie anywhere on a barrier island or within 1,200 feet of the water of Charlotte Harbor, the Gulf of Mexico, Lemon Bay, Gasparilla Sound, Placida Harbor, Red Fish Cove, the Myakka River, the Peace River, or Coral Creek, structures must also be constructed in accordance with Sec. 3-9-89, Waterfront Property.

Landscape buffers and screening shall be required in this district in accordance with the provisions of Article XXII, Chapter 3-5, of the Code, as the same shall be amended.

(h) *Signs.* Signs shall be in accordance with Sec. 3-9-86

(i) *Off-street parking.* Off-street parking shall be in accordance with Sec. 3-9-80.